

Economic Opportunities for Virginia Hill

Revitalization & Reuse of the Historic Virginia Intermont Campus



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Introduction + Summary

Preservation + Adaptive Reuse

Introduction

This report was prepared for Beyond Housing as part of the Choice Neighborhoods assessment by Whitney Manahan, a Registered Architect and Historic Preservation Consultant.

Statement

The majority of the remaining buildings associated with the Historic Virginia Intermont Campus should be considered assets that can be restored and rehabilitated. Founded as a women's college, Virginia Intermont played a pivotal role in women's education in the region. This campus is a rare example of Women's Heritage and it had a major impact for over a century, producing many well known women in business, education, philanthropy and the arts. Historic Preservation of an area such as this is paramount and the adaptive reuse of such structures is a much better alternative than demolition. By preserving the existing structures, more financial incentives can be made available. The time line for redevelopment can be much faster and less expensive than comparative demolition and new construction. This means a faster return to active use and economic impact for the city. Preservation is also environmentally sustainable and keeps literal tons of material from being sent to landfills. The unique architecture and construction of the past will never be replaced at the same level of quality due to new, cheaper construction methods which, unfortunately, are not meant to last. Beyond the buildings themselves, preservation maintains culturally significant spaces and stories while providing connections to the past that are often lost without a written history or physical locations.

Solutions

As the Subject Properties are owned by one entity, the City of Bristol, VA should work with the current property owners to incentivize the redevelopment and/or possible transfer of the 33 acre property. A Master Plan should be developed with community input to help support redevelopment that will benefit the surrounding neighborhoods and the City as a whole. A major step to create additional incentives is to submit proper documentation to the Virginia State Historic Preservation Office (SHPO/DHR) to evaluate and expand the existing Virginia Intermont Historic District. The district is currently listed on the National Register of Historic Places and should be expanded to include all of the significant buildings associated with the campus.

"Renovating existing buildings, historic or otherwise, is an important approach in reducing greenhouse gas emissions in the buildings sectors. A new, green, energy-efficient office building... would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building.[1] "

[1] Moe, Richard. "Sustainable Stewardship." Traditional Building, June 2008.

Author's Note: This position is based on visual assessments of existing conditions from summer 2024, reports of current existing conditions (post-fire) from neighborhood representatives and the author's personal and professional experience helping to rehabilitate historic buildings, which utilized historic tax credits, including many severely distressed and neglected structures.

History + Background

1884 - 2024



Virginia Intermont | A Brief History

- 1884** - The Southwest Virginia Female Institute was founded by the Baptist Church in Glade Spring, Va. It began as an all women's school to bring higher education opportunities to women in Southwest Va.
- 1893** - The school was moved to Bristol, Va.
- 1908** - Renamed "Virginia Intermont College" aka "VI"
- 1972** - VI became a co-ed institution
- 2014** - VI closed due to financial instability
- 2016** - Campus auctioned for \$3 Million to current owner
- 2019** - Virginia Business College announced by current owner
- 2020** - Virginia Business College plans paused due to COVID pandemic
- 2024** - All buildings unsecured and vandalism persists, fires in the Pool & Library
- 2024** - Fire destroys the Main Hall, Admin Wing, East & West Halls

History + Background

1884 - 2024

"By 1889 the school had outgrown its facilities at Glade Spring... Land needed for expansion not being available at Glade Spring, the Board of Trustees began to search elsewhere for a more suitable location, and they chose the present location at Bristol, Virginia. The Trustees purchased the site overlooking the city of Bristol for \$7,000 and budgeted \$50,000 for new facilities. In the fall of 1891 the school was moved from Glade Spring to the new academic complex at Bristol.

The Main Building, although somewhat altered at the tower and corners, remains an exhuberant expression of a combination of several modes. It is vaguely Romanesque in its use of hood molds, turrets, and bartizans flanking the dormers but the checkerwork and terra cotta elements are decidedly Shavian in character. The construction date of 1890 is consistent with such aggressive eclecticism.

Walter P. Tinsley, the architect, began his practice in Knox County, Tennessee producing the Knox County Courthouse (1884-89). In 1885 he left Tennessee for Lynchburg, Virginia, where he designed several frame residences and a school. Tinsley was instrumental in the formation of the Southern Chapter of the American Institute of Architects and was elected the chapter's first secretary and treasurer. Upon completion of his work at Virginia Intermont, he gave up his architectural career to become a Baptist minister."

"-Virginia Intermont College." National Register of Historic Places nomination file, October 4, 1984.



2024 Fires

In 2024, three fires broke out on the historic campus.

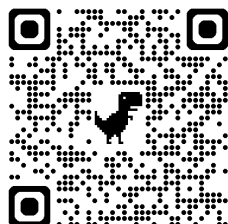
On February 27th, a neighbor called in a report of smoke coming from inside the swimming pool building on campus. The fire was contained in the pool but had burned for some time so the building suffered mostly smoke damage.

The second fire began in the basement of the library on in the early morning hours of November 13th. Although the books remained in place, ten years after the closure of the college, the concrete and steel building contained the fire and it was extinguished before the building was severely damaged.

In devastating contrast, on December 22nd, an overnight fire began in the Main Hall and quickly spread to the attached structures of the Admin Wing, East Hall and West Hall. The late 1890s and early 1920s structures were largely unprotected, wood framed interiors and although there was an existing sprinkler system in place, a previous winter freeze had caused a burst and the system had been emptied. The buildings were deemed a total loss and quickly demolished due to safety concerns.



Before &
After Aerial
Footage:



National Register of Historic Places

Existing Historic District

- [1] 1890** - Main Hall
- [2] 1890** - Admin Hall
- [3] 1890** - West Hall
- [4] 1921** - East Hall
- [5] 1928** - Hodges Hall
- [6] 1931** - Gymnasium
- [7] 1959** - *Student Center
- [8] 1959** - *Pool

*IN DISTRICT BUT NOT LISTED
AS CONTRIBUTING



The National Park Service (NPS) administers the National Register of Historic Places (NRHP). The National Register is the official list of districts, sites, and buildings significant in American history, architecture, archeology, engineering, and culture. Nominations for listing come from State Historic Preservation Offices. Private individuals and organizations, local governments, and American Indian tribes often initiate this process and prepare the necessary documentation. A professional review board in each state considers each property proposed for listing and makes a recommendation on its eligibility.

Existing Virginia Intermont Historic District

The Virginia Intermont Historic District was added to the National Register of Historic Places in 1984. It included six contributing buildings which met the criteria of being at least 50 years old, having a unique architectural style and being associated with Education as an area of significance. The 1959 additions of the Student Center and Pool building were not yet old enough to be considered historic at that time.

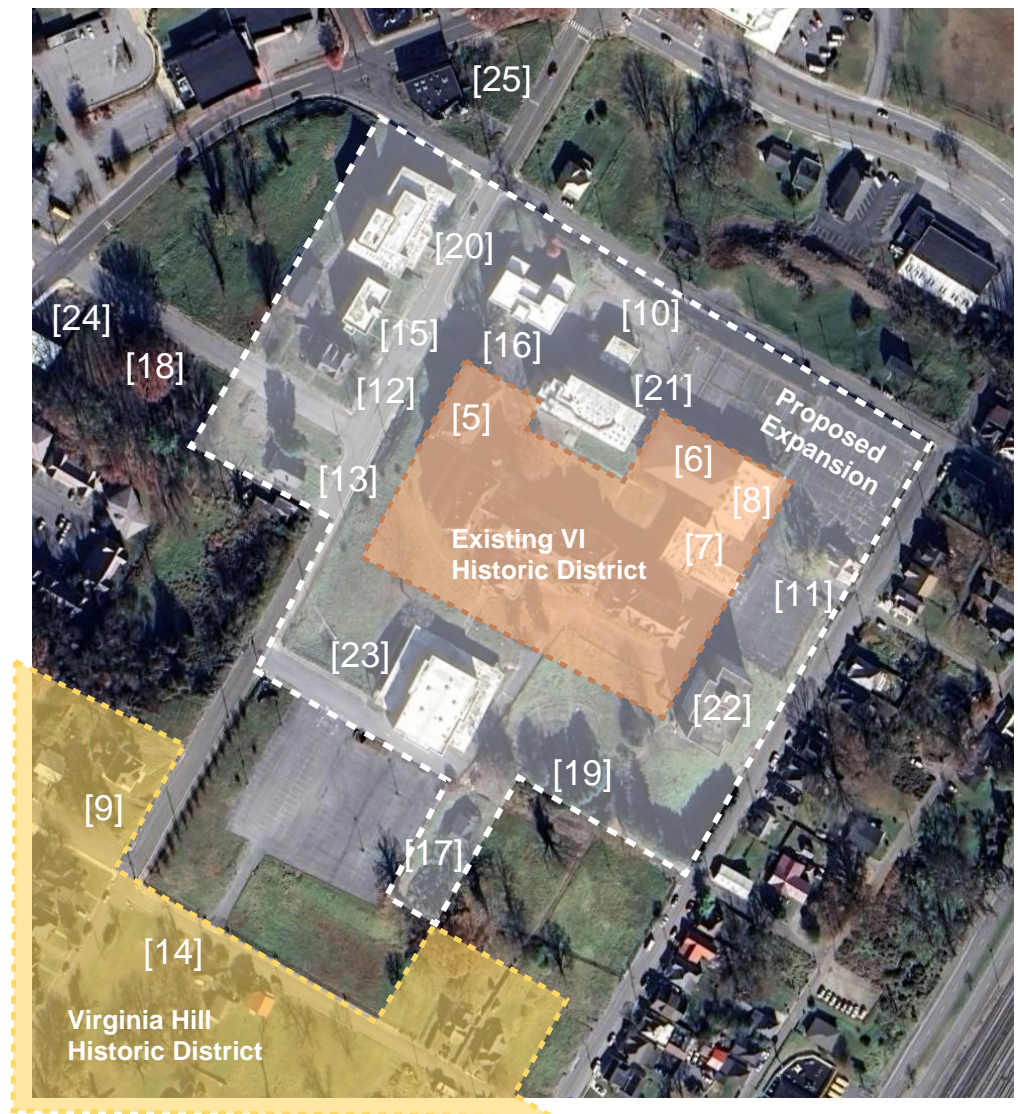
Due to the damage sustained and complete loss of multiple significant buildings, the existing VI District requires evaluation through the "PIF" process. DHR's Preliminary Information Form (PIF) is the process to evaluate eligibility for the NRHP and Virginia's Landmarks Register.

Typically, the PIF is reviewed internally at the DHR and then submitted for review by the State Review Board to determine eligibility for an official nomination. It may be possible that this review can be combined with the additional PIF that would be required to expand the district.

National Register of Historic Places

Expanding the Historic District

- [9] 1911** - Alumni House
- [10] 1920** - Boiler Plant
- [11] 1921** - Old Manse
- [12] 1924** - President's House
- [13] c. 1930** - Arnold House
- [14] 1931** - 508 Buchanan
- [15] 1939** - Humanities
- [16] 1940** - Library
- [17] 1941** - Harmeling House
- [18] 1946** - Paralegal House
- [19] 1951** - Amphitheater
- [20] 1961** - Fine Arts
- [21] 1963** - Science Hall
- [22] 1966** - Intermont Hall
- [23] 1967** - Performance Hall
- [24] c. 1970** - Physical Plant
- [25] c. 2000** - Blevins Art



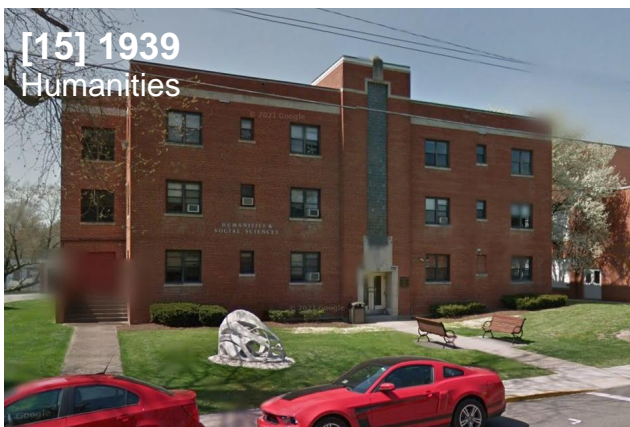
Expanding the District

Two of the buildings are already included in the adjacent Virginia Hill Historic District. For the rest of the structures, the Virginia Intermont Historic District would need to be expanded through the PIF process. Even though the styles and ages of the buildings vary, they are all associated with the history of Virginia Intermont and Education in the region. The majority of the buildings also have architectural styles unique to the time period in which they were built. This ranges from the early 20th century homes to the International Style of Intermont Hall & the Fine Arts Building with the Art Moderne style of the Library & Humanities buildings and the Mid-Century Modern Student Center in between. Fortunately, most of the buildings also retain their original features with minimal alterations. Additionally, landscape features such as the Amphitheater are eligible for the NRHP and should be included in the district expansion as well.

National Register of Historic Places

Expanding the Historic District

2014



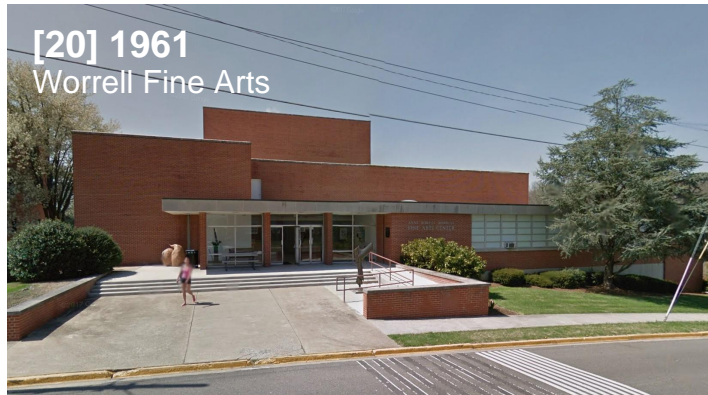
2024



National Register of Historic Places

Expanding the Historic District

2014



2024



Funding + Incentives

Historic Preservation

Historic Tax Credits | Private Entities

Historic Tax Credits (HTC) are available for buildings listed on the NRHP. Qualified project costs include design fees and all construction costs related to the preservation and reuse of the building. Eligible projects are required to follow the Secretary of the Interiors Standards for Preservation. Tax credits can be used directly by the owners of the property or can be syndicated.

Federal HTC Program | Overseen by the NPS

- 20% of qualified project costs

State HTC Program | Overseen by DHR

- 25% of qualified project costs

In Virginia this can equate to 45% of a total project's cost in tax credits.

Historic Preservation Grants | Non-Profits + Municipalities

Many Historic Preservation grants are available to non-profits and municipalities. The grants available to Certified Local Governments are often sub-granting which can open up funding for private development. Other grants available to non-profits & cities can be used for research, project planning or physical restoration work if undertaken by the grantee.

NPS Historic Preservation Fund Grants

- Most Applicable: History of Equal Rights Grant (HER)

National Trust for Historic Preservation

- Various Grant Programs

DHR State of Virginia

- Various Grant Programs
- Paul Bruhn Historic Revitalization Grants (Sub-granting)

Preservation Easements | Private + Non-profit Partnerships

Standard Preservation Easements provide demolition protection as part of a deed restriction in perpetuity. The easement is given to a third party, typically a preservation related non-profit, that will monitor the property and make sure it is maintained and any renovations are appropriate to the easement.

Syndicated Preservation Easements also provide protection as part of a deed restriction in perpetuity and are given to a third party. In this case, it is offered as a tax deductible - charitable donation, typically including a cash donation and often annual fees to help cover costs of monitoring the property.



Author's Note: The examples shown here are just a select few incentive and funding sources related to historic preservation which are typically available annually. Many of these programs are evaluated on a regular basis as part of the Federal tax code or annual Federal or State budgets and may not be available at all times.

Funding + Incentives

Additional Incentives

New Market Tax Credits | Private or Non-Profit Entities

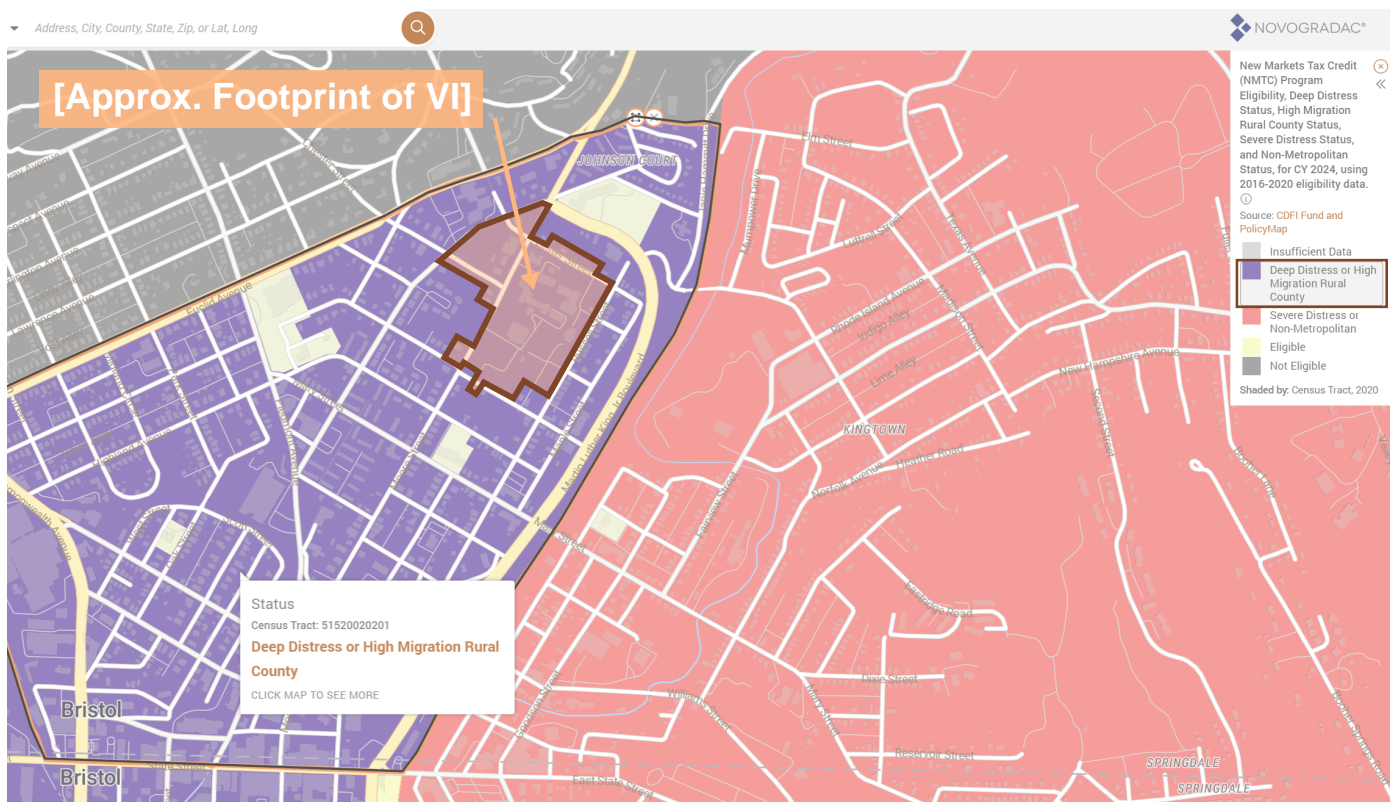
The New Markets Tax Credit Program is a federal financial program which aims to stimulate business and real estate investment in low-income communities via a federal tax credit.

- Administered by the CDFI Fund
- 39% tax credit over 7 years
- Qualified projects are new businesses that create jobs or serve the community
- Must be in a designated area - the subject area qualifies & is designated as "Deep Distress"

Low Income Housing Tax Credits | Private or Non-Profit Entities

The Low-Income Housing Tax Credit is a federal program that awards tax credits to housing developers in exchange for agreeing to reserve a certain percentage of units as rent-restricted for lower-income households.

- 4% or 9% depending on the type of development and funding
- Typically taken over 10 years
- Compliance period of 15-30 years



Author's Note: The examples shown here are a select few of the incentive programs related to building reuse and new construction. There are many more sources of funding available that are more specifically related to businesses, job creation, geographic area, housing, and beyond.

Potential Building + Land Uses

Suggested Uses

Market Feasibility

The suggested uses may not be considered the "Highest and Best Use," however, they are based on compatibility with the surrounding neighborhood, supportive programming for the community and what the market is most likely to allow in the region.

The majority of the recommended new construction is housing including single family housing and all scales of multi-family including low-to-mid scale Middle Housing types. This is compatible with the surrounding neighborhoods. Housing is also one of the greatest needs in the city and one of the most feasible market sectors to construct in the region.

Middle Housing & Multi-Family/Mixed Use

Planning the new and infill housing is very important to support the existing neighborhood character. The majority of the housing in the neighborhood was single family homes ranging from vernacular shot-gun houses to grand Victorians. This existing development pattern is most present at the South and East sides of campus. At the corner of Russell and Buchanan, starting with single family homes and duplexes that are built at the same scale will help add density appropriately.

Moving up towards Moore St and North into campus, shifting up to duplexes, triplexes and town homes will allow even more housing and start to scale up toward the larger campus buildings. Following Intermont Drive and Lester Street around the campus, these are largely undeveloped areas that would allow for more middle housing types as well as larger multi-family apartments and mixed-use buildings. Intermont Hall can easily be transformed into housing as well. The large windows of the former dorm offer some of the most stunning views in the city.

Outside of campus to the West and North, subsidized multi-family developments have been added over the years and many of those are currently being evaluated for renovation or redevelopment. Ideally, these will be redeveloped into more mixed-use centers with mixed-income levels including subsidized, workforce housing and market rate housing with additional commercial spaces that can support the neighborhood and provide a more walkable area.



Potential Building + Land Uses

Suggested Uses

Educational Arts & Culture Hub

As the existing buildings were built for higher education and some of the primary remaining buildings were Art & Performing Art focused, this is prime location for a centralized Arts & Culture Hub. This could be a satellite location for some of the local Colleges or Universities or even a collaborative effort to support Art based education. The original concept of a business college would work well in conjunction with these uses and bring a diverse group of students and faculty back on to the hill. These Arts based spaces could also be utilized by existing non-profit, performing arts and fine arts groups.

A New Walkable Commercial Center

Moving into the main campus area, small scale business and retail spaces could utilize the smaller existing buildings with some new infill opportunities as well. Additional community needs such as a small scale food co-op or neighborhood style market & convenience store that has a selection of produce, deli and pantry staples would be a major asset to the neighborhood. Currently, the neighborhood is very car dependent. Even with a grocery store 1 mile away, that requires a 32 minute walk in one direction and also crosses a major intersection with heavy traffic.

Additional housing and commercial space can be added if mixed-use buildings are built on the general foot print of the previous Main, East and West Halls which totaled around 90,000 square feet. This could provide housing and possibly dorms on the upper levels with a variety of commercial uses on the ground floor. Hodges Hall would be a great opportunity for an adaptive reuse project utilizing the historic structure and turning it into boutique hotel. With easy access to downtown Bristol, the Casino, and the Interstate, this could be a great addition to the hill.

[5] 1928
Hodges Hall



Potential Building + Land Uses

Suggested Uses



Author's Note: This map was created at a "Master Plan" level and includes property outside of the current ownership of the Subject Property. This is a theoretical proposal based on the entirety of the Subject Property being developed over roughly a 10 year period.

Potential Building + Land Uses

Suggested Uses

Municipal Responsibility

Ultimately, private development will move a site like this forward. However, it is important to consider what a municipality can do to support this type of redevelopment. Infrastructure is the number one investment the city can make for any of this to be possible. Roads, utilities, storm water and water quality management are major elements to be considered. Sustainable practices should be promoted for both public & private projects. After that, green space and community connection should be the focus of a public-private partnership in any such undertaking.



VI Crest Stone Salvaged after the fire. Previously stood above the entry of the Admin Wing.
Source Image: Daniel Shew

Suggested Feature + Amenities

[A] 5 Points Re-design:

This intersection deserves a redesign and road diet. First, Birch Street could be turned into a cul-de-sac, or fully redesigned if the site is redeveloped, as there are other access points into the site. As a 4-point intersection it would still be a challenge for site lines with the angles of approach. If it were turned into a roundabout, this could solve that issue. This would also provide a space for public art such as a sculpture showcasing the history of the neighborhood which has a deep African-American Heritage.

[B] New Public Green Space:

The existing Amphitheater provides a great opportunity to add to the Arts & Culture Hub. To create a better connection to the neighborhood, the adjacent vacant land could be turned into a pocket park for the neighborhood. This would create a destination and communal space for long time Virginia Hill residents and new Campus residents to gather. It is worth noting that the Amphitheater was used as a venue for early Rhythm & Roots Reunion festivals. Greenways can help provide buffers between different areas of density as well as better accessibility and connectivity through the campus.

[C] VI Memorial Green Space:

In conjunction with the suggestion of rebuilding on the footprint of the original buildings at a similar scale, the footprint of the original Admin Hall could be turned into a small courtyard or plaza, possibly even using original bricks from the buildings or the salvaged 1891 corner stone, the crest, and the large ball finials from the front steps. This could act as a memorial to Virginia Intermont and a symbolic entry point to the new structures.

[D] Preserved Green Space:

The original Quad of the campus is poised to become a new neighborhood square. Surrounded by mixed-use buildings, the Quad could become a destination for retail, restaurants and small events. For comparison, the Quad is roughly 37,000 sf and Knoxville's Market Square is 44,000 sf.

[E] Community Space:

Sometimes the most simple reuse of a building is something similar to it's original use. The Gym, Pool, Student Center and Tennis Courts could make an incredible Community Center for Virginia Hill and the surrounding neighborhoods. A partnership with a health focused Non-Profit could be explored to make this possible. Additional adjacent green-space could be utilized for a neighborhood scale community garden.

[F] Parking:

A shared parking strategy should be considered for the higher density buildings and uses in a manner that takes into account the variability of peak parking demand throughout the day. If the overall demand for parking in the area grows, many of the sites that are suitable for higher density mixed-use buildings also have sloped topography that would work well for incorporating lower level parking garages.

Potential Tax Revenue + Credits

Bristol, VA Property Tax Revenue

The data on the following pages demonstrates the opportunities for investment and growth on Virginia Hill. The first set includes the current estimated property tax revenue of the properties based on publicly available tax information which is then compared to the potential estimated property tax revenue if the properties were developed. This is based on the previous plan of suggested uses and current construction costs as per square foot estimates. These are broken down by the parcels with existing buildings compared to the vacant parcels. By doing this, it clearly shows that the incentives are greater for the City of Bristol, VA if the existing buildings are reused. This includes rebuilding the four buildings that were lost in the fire at a similar scale. This estimate is for property taxes only and does not include potential sales tax, meals tax or lodging tax.

Current Estimated Property Taxes:

Existing Buildings: \$75,076.56

Vacant Parcels: \$14,354.85

Total: \$89,431.41

Potential Estimated Property Taxes:

Existing Buildings: \$889,346.25

Vacant Parcels: \$492,362.93

Total: \$1,381,709.18

Address	Name or Nickname	Estimated SF	Tax Assessment 2025	Prop Tax 2025	Improvement Type	Est. Tax Assessment 2035 (SFxIFx.75)	Est. Prop Tax 2035
950 Moore St	Arnold House	2,800	\$66,800.00	\$781.56	Office - Business - Retail	\$420,000.00	\$4,914.00
156 Magis Dr	Main Hall (Rebuild on footprint)	34,000	\$5,372,600.00	\$62,859.42	Larger Scale MF/Mixed Use (Multi-story) NEW CON	\$8,925,000.00	\$104,422.50
156 Magis Dr	West Hall (Rebuild on footprint)	25,150	-		Larger Scale MF/Mixed Use (Multi-story) NEW CON	\$6,601,875.00	\$77,241.94
156 Magis Dr	Admin Hall (Green Space)	11,800	-		Green Space - Private	\$442,500.00	\$5,177.25
172 Magis Dr	East Hall (Rebuild on footprint)	30,000	-		Larger Scale MF/Mixed Use (Multi-story) NEW CON	\$7,875,000.00	\$92,137.50
1005 Moore St	Hodges Hall	22,500	-		Hospitality	\$5,062,500.00	\$59,231.25
197 Magis Dr	Gymnasium	16,900	-		Community Dev	\$2,535,000.00	\$29,659.50
145 Campus Dr	Boiler Plant	3,150	-		Med Scale MF/Mixed Use (Townhomes - MMH)	\$590,625.00	\$6,910.31
112 Campus Dr	J.F. Hicks Library	6,200	-		Med Scale MF/Mixed Use (Townhomes - MMH)	\$1,162,500.00	\$13,601.25
191 Magis Dr	Student Center	12,500	-		Community Dev	\$1,875,000.00	\$21,937.50
191 Magis Dr	Student Center - Pool	6,000	-		Community Dev	\$900,000.00	\$10,530.00
123 Campus Dr	Science Hall	39,000	-		Med Scale MF/Mixed Use (Townhomes - MMH)	\$7,312,500.00	\$85,556.25
120 Magis Dr	Harrison-Jones Hall/Auditorium	25,700	-		Arts & Culture	\$5,300,625.00	\$62,017.31
1060 Moore St	Worrell Fine Arts	19,200	-		Arts & Culture	\$3,960,000.00	\$46,332.00
1036 Moore St	Humanities (Orig Senior Hall)	12,000	-		Med Scale MF/Mixed Use (Townhomes - MMH)	\$1,800,000.00	\$21,060.00
1000 Moore St	President's House	5,000	-		Office - Business - Retail	\$750,000.00	\$8,775.00
603 Oakview Ave	Blevins Art Building	8,700	\$382,800.00	\$4,478.76	Arts & Culture	\$1,794,375.00	\$20,994.19
179 Magis Dr	Intermont Hall	52,000	-		Larger Scale MF/Mixed Use (Multi-story) RENO	\$10,920,000.00	\$127,764.00
1002 Russell St	Old Manse	2,200	\$41,700.00	\$487.89	Office - Business - Retail	\$330,000.00	\$3,861.00
508 Buchanan St	Single Family House	1,400	\$18,000.00	\$210.60	Single Family	\$157,500.00	\$1,842.75
808 Moore St	Van Dyke-Davis Alumni House	4,200	\$372,800.00	\$4,361.76	Single Family	\$472,500.00	\$5,528.25
468 Boulder Ln	Harmeling House	2,200	\$61,900.00	\$724.23	Single Family	\$247,500.00	\$2,895.75
640 Intermont Dr	Physical Plant	2,600	\$100,200.00	\$1,172.34	Office - Business - Retail	\$390,000.00	\$4,563.00
Not addressed	Amphitheater	30,000	-		Arts & Culture (Partial Non-Profit)	\$6,187,500.00	\$72,393.75
	TOTAL	375,200	\$6,416,800.00	\$75,076.56		\$76,012,500.00	\$889,346.25

*Property Info Source: Bristol, VA Public GIS - for example only

Estimated Future Tax at 75% Market Value (x.75): Va State Law allows Property to be assessed at 100% Market Value however it does not appear to be consistently assessed at that rate in Bristol, Va.

Tax credits are estimated, based on general availability and may not apply in certain circumstances. Consult a Tax Attorney.

Continued on next page:

Author's Note: The buildings and parcels included in this data study only include those owned by the current owner of the Subject Property. Including the rebuilt buildings under the existing building number was intentional to demonstrate the potential those buildings had in contributing to the tax base. While it is unlikely they would be rebuilt to the same quality, they could be rebuilt at the same scale and still contribute significantly to the tax base through property taxes alone.

Potential Tax Revenue + Credits

Bristol, VA Property Tax

Parcel #(s)	Address	Estiamated SF	Tax Assessment 2025	Prop Tax 2025	Improvement Type	Est. Tax Assesment 2035 (\$FxlFx.75)	Est. Prop Tax 2035
17-13-4-A	INTERMONT DR	6827.676	\$18,000.00	\$210.60	Large Scale MF/Mixed Use	\$1,075,358.97	\$12,581.70
17-13-4-B	INTERMONT DR	3417.176	\$18,000.00	\$210.60	Large Scale MF/Mixed Use	\$538,205.22	\$6,297.00
17-13-4-B1	INTERMONT DR	3548	\$12,000.00	\$140.40	Large Scale MF/Mixed Use	\$558,810.00	\$6,538.08
17-13-4-C	INTERMONT DR	8290	\$81,600.00	\$954.72	Large Scale MF/Mixed Use	\$1,305,675.00	\$15,276.40
17-13-4-D	INTERMONT DR	6910.59	\$16,000.00	\$187.20	Large Scale MF/Mixed Use	\$1,088,417.93	\$12,734.49
17-13-4-E	INTERMONT DR	6950.247	\$100,200.00	\$1,172.34	Large Scale MF/Mixed Use	\$1,094,663.90	\$12,807.57
17-14-6-1	MOORE ST	3659.692	\$16,000.00	\$187.20	Low Scale Multi Family	\$274,476.90	\$3,211.38
17-14-6-1A	MOORE ST	3659.438	\$16,000.00	\$187.20	Low Scale Multi Family	\$274,457.85	\$3,211.16
17-14-6-2	MOORE ST	3734.64	\$16,000.00	\$187.20	Low Scale Multi Family	\$280,098.00	\$3,277.15
17-14-6-2A	MOORE ST	3733.86	\$16,000.00	\$187.20	Low Scale Multi Family	\$280,039.50	\$3,276.46
17-14-6-3	MOORE ST	2614.764	\$16,000.00	\$187.20	Low Scale Multi Family	\$196,107.30	\$2,294.46
17-14-6-3A	MOORE ST	1,120	\$16,000.00	\$187.20	Low Scale Multi Family	\$84,010.50	\$982.92
17-14-6-3B	MOORE ST	2611.176	\$16,000.00	\$187.20	Low Scale Multi Family	\$195,838.20	\$2,291.31
17-14-6-3C	MOORE ST	1122.42	\$6,000.00	\$70.20	Low Scale Multi Family	\$84,181.50	\$984.92
17-14-6-4	MOORE ST	3777.678	\$10,000.00	\$117.00	Low Scale Multi Family	\$283,325.85	\$3,314.91
17-14-6-4A	MOORE ST	3747.604	\$6,000.00	\$70.20	Low Scale Multi Family	\$281,070.30	\$3,288.52
17-15-4-18*	MOORE ST (West)	9183.91	\$16,000.00	\$187.20	Low Scale Multi Family	\$688,793.25	\$8,058.88
17-15-4-19	MOORE ST	9183.91	\$16,000.00	\$187.20	Low Scale Multi Family	\$688,793.25	\$8,058.88
17-15-4-20	MOORE ST	18072.86	\$16,000.00	\$187.20	Low Scale Multi Family	\$1,355,464.50	\$15,858.93
17-15-7-1	MOORE ST	4,624	\$22,000.00	\$257.40	Large Scale MF/Mixed Use	\$728,252.28	\$8,520.55
17-15-7-2	MOORE ST	5,911	\$22,000.00	\$257.40	Large Scale MF/Mixed Use	\$931,048.97	\$10,893.27
17-15-7-3	MOORE ST	5,937	\$22,000.00	\$257.40	Large Scale MF/Mixed Use	\$935,035.45	\$10,939.91
17-15-7-4	MARTIN L KING JR BLVD	5,745	\$10,000.00	\$117.00	Large Scale MF/Mixed Use	\$904,823.33	\$10,586.43
17-15-7-5	MARTIN L KING JR BLVD	5,467	\$10,000.00	\$117.00	Large Scale MF/Mixed Use	\$574,017.68	\$6,716.01
17-15-7-8	LESTER ST	5503.159	\$12,500.00	\$146.25	Low Scale Multi Family	\$412,736.93	\$4,829.02
17-15-7-10	LESTER ST	6883.91	\$12,500.00	\$146.25	Low Scale Multi Family	\$516,293.25	\$6,040.63
17-15-7-11	LESTER ST	6,704	\$16,000.00	\$187.20	Low Scale Multi Family	\$502,793.03	\$5,882.68
17-15-7-12	LESTER ST	5,792	\$16,000.00	\$187.20	Low Scale Multi Family	\$434,408.78	\$5,082.58
17-15-7-13	495 LESTER ST	5,792	\$31,600.00	\$369.72	Low Scale Multi Family	\$434,408.78	\$5,082.58
17-15-7-14	LESTER ST	9463.367	\$12,500.00	\$146.25	Low Scale Multi Family	\$709,752.53	\$8,304.10
17-17-8-1	LESTER ST	5,672	\$10,000.00	\$117.00	Low Scale Multi Family	\$425,380.58	\$4,976.95
17-17-8-8	RUSSELL ST	1831.884	\$10,000.00	\$117.00	Low Scale Multi Family	\$137,391.30	\$1,607.48
17-17-8-8A	RUSSELL ST	1,832	\$3,500.00	\$40.95	Low Scale Multi Family	\$137,398.50	\$1,607.56
17-17-8-8B	RUSSELL ST	1,809	\$3,500.00	\$40.95	Low Scale Multi Family	\$135,695.40	\$1,587.64
17-17-8-9	RUSSELL ST	1800.995	\$10,000.00	\$117.00	Low Scale Multi Family	\$135,074.63	\$1,580.37
17-17-8-9A	RUSSELL ST	1,878	\$3,500.00	\$40.95	Low Scale Multi Family	\$140,838.08	\$1,647.81
17-17-8-9B	RUSSELL ST	1934.126	\$3,500.00	\$40.95	Low Scale Multi Family	\$145,059.45	\$1,697.20
28-1-29-11	BUCHANAN ST	11940.63	\$12,500.00	\$146.25	Single Family	\$537,328.35	\$6,286.74
28-1-29-12	BUCHANAN ST	10,159	\$12,500.00	\$146.25	Single Family	\$457,136.10	\$5,348.49
28-1-29-13	BUCHANAN ST	6,939	\$10.00	\$0.12	Single Family	\$312,263.46	\$3,653.48
28-1-29-18	RUSSELL ST	7,336	\$12,500.00	\$146.25	Single Family	\$330,100.65	\$3,862.18
28-1-29-20	RUSSELL ST	6744.318	\$12,500.00	\$146.25	Single Family	\$303,494.31	\$3,550.88
28-1-29-21	RUSSELL ST	7688.778	\$12,500.00	\$146.25	Single Family	\$345,995.01	\$4,048.14
28-1-29-25	CLINTON AVE	4276.904	\$6,000.00	\$70.20	Single Family	\$192,460.68	\$2,251.79
28-1-29-27	CLINTON AVE	4566.339	\$10,000.00	\$117.00	Single Family	\$205,485.26	\$2,404.18
28-3-1-1	MOORE ST	7800	\$1,000.00	\$11.70	Med Scale Multi Family	\$877,500.00	\$10,266.75
28-3-1-1A	MOORE ST	2163.859	\$12,000.00	\$140.40	Med Scale Multi Family	\$243,434.14	\$2,848.18
28-3-1-2	MOORE ST	7800	\$10,000.00	\$117.00	Med Scale Multi Family	\$877,500.00	\$10,266.75
28-3-1-2A	MOORE ST	2163.859	\$12,000.00	\$140.40	Med Scale Multi Family	\$243,434.14	\$2,848.18
28-3-1-3	MOORE ST	8400	\$12,000.00	\$140.40	Med Scale Multi Family	\$945,000.00	\$11,056.50
28-3-1-4	MOORE ST	14425	\$12,000.00	\$140.40	Med Scale Multi Family	\$1,622,812.50	\$18,986.91

Continued on next page:

Potential Tax Revenue + Credits

Bristol, VA Property Tax

Parcel #(s)	Address	Estiamated SF	Tax Assessment 2025	Prop Tax 2025	Improvement Type	Est. Tax Assesment 2035 (SFxFx.75)	Est. Prop Tax 2035
28-3-1-5	MOORE ST	7805.253	\$12,000.00	\$140.40	Med Scale Multi Family	\$878,090.96	\$10,273.66
28-3-1-6	MOORE ST	6,800	\$12,000.00	\$140.40	Med Scale Multi Family	\$765,000.00	\$8,950.50
28-3-1-7	MOORE ST	5,912	\$12,000.00	\$140.40	Med Scale Multi Family	\$665,115.41	\$7,781.85
28-3-1-8 (BH)	MOORE ST	6,800	\$12,000.00	\$140.40	Med Scale Multi Family	\$765,000.00	\$8,950.50
28-3-1-9	BUCHANAN ST	3249.613	\$8,000.00	\$93.60	Med Scale Multi Family	\$365,581.46	\$4,277.30
28-3-1-9A	COLLEGE ST	2771.146	\$4,000.00	\$46.80	Med Scale Multi Family	\$311,753.93	\$3,647.52
28-3-1-10A	COLLEGE ST	4869.805	\$4,000.00	\$46.80	Med Scale Multi Family	\$547,853.06	\$6,409.88
28-3-1-11	COLLEGE ST	6,268	\$12,000.00	\$140.40	Med Scale Multi Family	\$705,147.41	\$8,250.22
28-3-1-12	COLLEGE ST	8518.602	\$12,000.00	\$140.40	Med Scale Multi Family	\$958,342.73	\$11,212.61
28-3-2-1	MAGIS DR	13515	\$12,000.00	\$140.40	Med Scale Multi Family	\$1,520,437.50	\$17,789.12
28-3-2-10	BUCHANAN ST	9374.919	\$12,000.00	\$140.40	Single Family	\$421,871.36	\$4,935.89
28-3-2-3	BOULDER LN	8142.867	\$12,000.00	\$140.40	Single Family	\$366,429.02	\$4,287.22
28-3-2-4	BOULDER LN	8142.867	\$12,000.00	\$140.40	Single Family	\$366,429.02	\$4,287.22
28-3-2-5	BOULDER LN	8914.778	\$12,000.00	\$140.40	Single Family	\$401,165.01	\$4,693.63
28-3-2-6	COLLEGE ST	12298.14	\$10,000.00	\$117.00	Med Scale Multi Family	\$1,383,540.75	\$16,187.43
28-3-2-7	COLLEGE ST	6,301	\$10,000.00	\$117.00	Med Scale Multi Family	\$708,846.75	\$8,293.51
28-3-2-7A	BUCHANAN ST	2458.417	\$12,000.00	\$140.40	Med Scale Multi Family	\$276,571.91	\$3,235.89
28-3-2-8	COLLEGE ST	5312.815	\$12,000.00	\$140.40	Med Scale Multi Family	\$597,691.69	\$6,992.99
28-3-2-8A	BUCHANAN ST	1,452	\$12,000.00	\$140.40	Med Scale Multi Family	\$163,314.45	\$1,910.78
28-3-2-8B	BUCHANAN ST	2554.008	\$12,000.00	\$140.40	Med Scale Multi Family	\$287,325.90	\$3,361.71
28-3-2-9	BUCHANAN ST	6,912	\$12,000.00	\$140.40	Med Scale Multi Family	\$777,565.24	\$9,097.51
28-3-2-9A	BUCHANAN ST	2715.504	\$12,000.00	\$140.40	Med Scale Multi Family	\$305,494.20	\$3,574.28
28-4-1-1	RUSSELL ST	7020.708	\$10,000.00	\$117.00	Single Family	\$315,931.86	\$3,696.40
28-4-1-2	RUSSELL ST	5060.145	\$12,000.00	\$140.40	Single Family	\$227,706.53	\$2,664.17
28-4-1-3	RUSSELL ST	2517.172	\$12,000.00	\$140.40	Single Family	\$113,272.74	\$1,325.29
28-4-1-3A	RUSSELL ST	2376.128	\$12,000.00	\$140.40	Single Family	\$71,283.84	\$834.02
28-4-1-4	RUSSELL ST	5563.585	\$12,000.00	\$140.40	Single Family	\$250,361.33	\$2,929.23
28-4-1-5	RUSSELL ST	6,526	\$12,500.00	\$146.25	Single Family	\$293,665.82	\$3,435.89
28-4-1-6	RUSSELL ST	5295.847	\$10,000.00	\$117.00	Single Family	\$238,313.12	\$2,788.26
28-4-1-7	BUCHANAN ST	3575.21	\$12,000.00	\$140.40	Single Family	\$160,884.45	\$1,882.35
28-4-1-8	BUCHANAN ST	1,112	\$12,000.00	\$140.40	Single Family	\$50,046.98	\$585.55
28-4-1-8A	BUCHANAN ST	3969.741	\$15,000.00	\$175.50	Single Family	\$178,638.35	\$2,090.07
28-4-1-9	BUCHANAN ST	5277.5	\$15,000.00	\$175.50	Single Family	\$237,487.50	\$2,778.60
28-4-3-8	RUSSELL ST	5,549	\$10,000.00	\$117.00	Green Space - Public (PARK)	\$0.00	-\$117.00
28-4-3-9	RUSSELL ST	6,168	\$10,000.00	\$117.00	Green Space - Public (PARK)	\$0.00	-\$117.00
28-4-3-10	RUSSELL ST	5352.821	\$18,000.00	\$210.60	Green Space - Public (PARK)	\$0.00	-\$210.60
28-4-3-11	RUSSELL ST	7332.596	\$18,000.00	\$210.60	Green Space - Public (PARK)	\$0.00	-\$210.60
TOTAL		502934.134	\$1,226,910.00	\$14,354.85		\$42,138,301.64	\$492,362.93

*Property Info Source: Bristol, VA Public GIS - for example only

Estimated Future Tax at 75% Market Value (x.75): Va State Law allows Property to be assessed at 100% Market Value however it does not appear to be consistently assessed at that rate in Bristol, Va.

Tax credits are estimated, based on general availability and may not apply in certain circumstances. Consult a Tax Attorney.

The full redevelopment of the VI Campus could add \$1.3 Million in property taxes annually to help support City Services.

Potential Tax Revenue + Credits

Additional Tax Credit Programs

The second set of data includes the three major incentive programs of Historic Tax Credits, New Market Tax Credits and Low Income Housing Tax Credits, showing how they could be utilized as part of the redevelopment of the properties. The same building uses and improvement costs were factored in as the property taxes data set. This also includes rebuilding the four buildings that were lost in the fire at a similar scale which would be appropriate to the previous density. Reusing the existing buildings as commercial spaces with programming that serves the nearby area would provide a mixed-use, neighborhood district which can then transition to mid-scale and low-scale multi-family housing and then to single family housing as shown in the suggested uses plan.

Incentives for Existing Buildings:

NMTC: \$12,692,940.00

LIHTC: \$1,185,900.00

HTC: \$26,930,250.00

TOTAL: \$40,809,090.00

Incentives for New Construction:

NMTC: \$1,738,006.01

LIHTC: \$3,170,636.52

Total: \$4,908,642.53

Address	Name or Nickname	Improvement Investment by SF	NMTC [39%] [10% of MU]	LIHTC [4%]	HTC [45%]	TOTAL ESTIMATED TAX CREDIT VALUE
950 Moore St	Arnold House	\$560,000.00	\$218,400.00	X	\$252,000.00	\$470,400.00
156 Magis Dr	Admin Hall (Green Space)	\$590,000.00	X	X	X	\$0.00
1005 Moore St	Hodges Hall	\$6,750,000.00	\$2,632,500.00	X	\$3,037,500.00	\$5,670,000.00
197 Magis Dr	Gymnasium	\$3,380,000.00	\$1,318,200.00	X	\$1,521,000.00	\$2,839,200.00
145 Campus Dr	Boiler Plant	\$787,500.00	X	\$31,500.00	\$354,375.00	\$385,875.00
112 Campus Dr	J.F. Hicks Library	\$1,550,000.00	X	\$62,000.00	\$697,500.00	\$759,500.00
191 Magis Dr	Student Center	\$2,500,000.00	\$975,000.00	X	\$1,125,000.00	\$2,100,000.00
191 Magis Dr	Student Center - Pool	\$1,200,000.00	\$468,000.00	X	\$540,000.00	\$1,008,000.00
123 Campus Dr	Science Hall	\$9,750,000.00	X	\$390,000.00	\$4,387,500.00	\$4,777,500.00
120 Magis Dr	Harrison-Jones Hall/Auditorium	\$7,067,500.00	\$2,756,325.00	X	\$3,180,375.00	\$5,936,700.00
1060 Moore St	Worrell Fine Arts	\$5,280,000.00	\$2,059,200.00	X	\$2,376,000.00	\$4,435,200.00
1036 Moore St	Humanities (Orig Senior Hall)	\$3,000,000.00	X	\$120,000.00	\$1,350,000.00	\$1,470,000.00
1000 Moore St	President's House	\$1,000,000.00	\$390,000.00	X	\$450,000.00	\$840,000.00
603 Oakview Ave	Blevins Art Building	\$2,392,500.00	\$933,075.00	X	X	\$933,075.00
179 Magis Dr	Intermont Hall	\$14,560,000.00	\$567,840.00	\$582,400.00	\$6,552,000.00	\$7,702,240.00
1002 Russell St	Old Manse	\$440,000.00	\$171,600.00	X	X	\$171,600.00
508 Buchanan St	Single Family House	\$210,000.00	X	X	X	\$0.00
808 Moore St	Van Dyke-Davis Alumni House	\$630,000.00	X	X	\$283,500.00	\$283,500.00
468 Boulder Ln	Harmeling House	\$330,000.00	X	X	\$148,500.00	\$148,500.00
640 Intermont Dr	Physical Plant	\$520,000.00	\$202,800.00	X	X	\$202,800.00
Not addressed	Amphitheater	\$1,500,000.00	X	X	\$675,000.00	\$675,000.00
		\$63,997,500.00	\$12,692,940.00	\$1,185,900.00	\$26,930,250.00	\$40,809,090.00

The potential tax incentive for the adaptive reuse and preservation of the 20 existing buildings is almost 10 times that of the new construction potential on the ~90 vacant lots.

Author's Note: The loss of the four historic buildings in the fire equates to an estimated loss of between \$15 Million and \$20 Million in Historic Tax Credits alone.

Potential Tax Revenue + Credits

Additional Tax Credit Programs

Parcel #(s)	Address	Improvement Investment by SF	NMTC [39%] [10% of MU]	LIHTC [4%]	TOTAL ESTIMATED TAX CREDIT VALUE
17-13-4-A	INTERMONT DR	\$1,433,811.96	\$55,918.67	\$57,352.48	\$113,271.14
17-13-4-B	INTERMONT DR	\$717,606.96	\$27,986.67	\$28,704.28	\$56,690.95
17-13-4-B1	INTERMONT DR	\$745,080.00	\$29,058.12	\$29,803.20	\$58,861.32
17-13-4-C	INTERMONT DR	\$1,740,900.00	\$67,895.10	\$69,636.00	\$137,531.10
17-13-4-D	INTERMONT DR	\$1,451,223.90	\$56,597.73	\$58,048.96	\$114,646.69
17-13-4-E	INTERMONT DR	\$1,459,551.87	\$56,922.52	\$58,382.07	\$115,304.60
17-14-6-1	MOORE ST	\$365,969.20	X	\$14,638.77	\$14,638.77
17-14-6-1A	MOORE ST	\$365,943.80	X	\$14,637.75	\$14,637.75
17-14-6-2	MOORE ST	\$373,464.00	X	\$14,938.56	\$14,938.56
17-14-6-2A	MOORE ST	\$373,386.00	X	\$14,935.44	\$14,935.44
17-14-6-3	MOORE ST	\$261,476.40	X	\$10,459.06	\$10,459.06
17-14-6-3A	MOORE ST	\$112,014.00	X	\$4,480.56	\$4,480.56
17-14-6-3B	MOORE ST	\$261,117.60	X	\$10,444.70	\$10,444.70
17-14-6-3C	MOORE ST	\$112,242.00	X	\$4,489.68	\$4,489.68
17-14-6-4	MOORE ST	\$377,767.80	X	\$15,110.71	\$15,110.71
17-14-6-4A	MOORE ST	\$374,760.40	X	\$14,990.42	\$14,990.42
17-15-4-18*	MOORE ST (West)	\$918,391.00	X	\$36,735.64	\$36,735.64
17-15-4-19	MOORE ST	\$918,391.00	X	\$36,735.64	\$36,735.64
17-15-4-20	MOORE ST	\$1,807,286.00	X	\$72,291.44	\$72,291.44
17-15-7-1	MOORE ST	\$971,003.04	\$37,869.12	\$38,840.12	\$76,709.24
17-15-7-2	MOORE ST	\$1,241,398.62	\$48,414.55	\$49,655.94	\$98,070.49
17-15-7-3	MOORE ST	\$1,246,713.93	\$48,621.84	\$49,868.56	\$98,490.40
17-15-7-4	MARTIN L KING JR BLVD	\$1,206,431.10	\$47,050.81	\$48,257.24	\$95,308.06
17-15-7-5	MARTIN L KING JR BLVD	\$1,148,035.35	\$44,773.38	\$45,921.41	\$90,694.79
17-15-7-8	LESTER ST	\$550,315.90	X	\$22,012.64	\$22,012.64
17-15-7-10	LESTER ST	\$688,391.00	X	\$27,535.64	\$27,535.64
17-15-7-11	LESTER ST	\$670,390.70	X	\$26,815.63	\$26,815.63
17-15-7-12	LESTER ST	\$579,211.70	X	\$23,168.47	\$23,168.47
17-15-7-13	495 LESTER ST	\$579,211.70	X	\$23,168.47	\$23,168.47
17-15-7-14	LESTER ST	\$946,336.70	X	\$37,853.47	\$37,853.47
17-17-8-1	LESTER ST	\$567,174.10	X	\$22,686.96	\$22,686.96
17-17-8-8	RUSSELL ST	\$183,188.40	X	\$7,327.54	\$7,327.54
17-17-8-8A	RUSSELL ST	\$183,198.00	X	\$7,327.92	\$7,327.92
17-17-8-8B	RUSSELL ST	\$180,927.20	X	\$7,237.09	\$7,237.09
17-17-8-9	RUSSELL ST	\$180,099.50	X	\$7,203.98	\$7,203.98
17-17-8-9A	RUSSELL ST	\$187,784.10	X	\$7,511.36	\$7,511.36
17-17-8-9B	RUSSELL ST	\$193,412.60	X	\$7,736.50	\$7,736.50
28-1-29-11	BUCHANAN ST	\$716,437.80	X	X	0
28-1-29-12	BUCHANAN ST	\$609,514.80	X	X	0
28-1-29-13	BUCHANAN ST	\$416,351.28	X	X	0
28-1-29-18	RUSSELL ST	\$440,134.20	X	X	0
28-1-29-20	RUSSELL ST	\$404,659.08	X	X	0
28-1-29-21	RUSSELL ST	\$461,326.68	X	X	0
28-1-29-25	CLINTON AVE	\$256,614.24	X	X	0
28-1-29-27	CLINTON AVE	\$273,980.34	X	X	0
28-3-1-1	MOORE ST	\$1,170,000.00	X	\$46,800.00	\$46,800.00

Continued on next page:

Potential Tax Revenue + Credits

Additional Tax Credit Programs

Parcel #(s)	Address	Improvement Investment by SF	NMTC [39%] [10% of MU]	LIHTC [4%]	TOTAL ESTIMATED TAX CREDIT VALUE
28-3-1-1A	MOORE ST	\$324,578.85	X	\$12,983.15	\$12,983.15
28-3-1-2	MOORE ST	\$1,170,000.00	X	\$46,800.00	\$46,800.00
28-3-1-2A	MOORE ST	\$324,578.85	X	\$12,983.15	\$12,983.15
28-3-1-3	MOORE ST	\$1,260,000.00	X	\$50,400.00	\$50,400.00
28-3-1-4	MOORE ST	\$2,163,750.00	X	\$86,550.00	\$86,550.00
28-3-1-5	MOORE ST	\$1,170,787.95	X	\$46,831.52	\$46,831.52
28-3-1-6	MOORE ST	\$1,020,000.00	X	\$40,800.00	\$40,800.00
28-3-1-7	MOORE ST	\$886,820.55	X	\$35,472.82	\$35,472.82
28-3-1-8 (BH)	MOORE ST	\$1,020,000.00	X	\$40,800.00	\$40,800.00
28-3-1-9	BUCHANAN ST	\$487,441.95	X	\$19,497.68	\$19,497.68
28-3-1-9A	COLLEGE ST	\$415,671.90	X	\$16,626.88	\$16,626.88
28-3-1-10A	COLLEGE ST	\$730,470.75	X	\$29,218.83	\$29,218.83
28-3-1-11	COLLEGE ST	\$940,196.55	X	\$37,607.86	\$37,607.86
28-3-1-12	COLLEGE ST	\$1,277,790.30	X	\$51,111.61	\$51,111.61
28-3-2-1	MAGIS DR	\$2,027,250.00	X	\$81,090.00	\$81,090.00
28-3-2-10	BUCHANAN ST	\$562,495.14	X	X	0
28-3-2-3	BOULDER LN	\$488,572.02	X	X	0
28-3-2-4	BOULDER LN	\$488,572.02	X	X	0
28-3-2-5	BOULDER LN	\$534,886.68	X	X	0
28-3-2-6	COLLEGE ST	\$1,844,721.00	X	\$73,788.84	\$73,788.84
28-3-2-7	COLLEGE ST	\$945,129.00	X	\$37,805.16	\$37,805.16
28-3-2-7A	BUCHANAN ST	\$368,762.55	X	\$14,750.50	\$14,750.50
28-3-2-8	COLLEGE ST	\$796,922.25	X	\$31,876.89	\$31,876.89
28-3-2-8A	BUCHANAN ST	\$217,752.60	X	\$8,710.10	\$8,710.10
28-3-2-8B	BUCHANAN ST	\$383,101.20	X	\$15,324.05	\$15,324.05
28-3-2-9	BUCHANAN ST	\$1,036,753.65	X	\$41,470.15	\$41,470.15
28-3-2-9A	BUCHANAN ST	\$407,325.60	X	\$16,293.02	\$16,293.02
28-4-1-1	RUSSELL ST	\$421,242.48	X	X	0
28-4-1-2	RUSSELL ST	\$303,608.70	X	X	0
28-4-1-3	RUSSELL ST	\$151,030.32	X	X	0
28-4-1-3A	RUSSELL ST	\$142,567.68	X	X	0
28-4-1-4	RUSSELL ST	\$333,815.10	X	X	0
28-4-1-5	RUSSELL ST	\$391,554.42	X	X	0
28-4-1-6	RUSSELL ST	\$317,750.82	X	X	0
28-4-1-7	BUCHANAN ST	\$214,512.60	X	X	0
28-4-1-8	BUCHANAN ST	\$66,729.30	X	X	0
28-4-1-8A	BUCHANAN ST	\$238,184.46	X	X	0
28-4-1-9	BUCHANAN ST	\$316,650.00	X	X	0
28-4-3-8	RUSSELL ST	\$277,473.60	X	X	0
28-4-3-9	RUSSELL ST	\$308,405.90	X	X	0
28-4-3-10	RUSSELL ST	\$267,641.05	X	X	0
28-4-3-11	RUSSELL ST	\$366,629.80	X	X	0
156 Magis Dr	Main Hall (Rebuilt)	\$11,900,000.00	\$464,100.00	\$476,000.00	\$940,100.00
156 Magis Dr	West Hall (Rebuilt)	\$8,802,500.00	\$343,297.50	\$352,100.00	\$695,397.50
172 Magis Dr	East Hall (Rebuilt)	\$10,500,000.00	\$409,500.00	\$420,000.00	\$829,500.00
		\$89,037,253.54	\$1,738,006.01	\$3,170,636.52	\$4,908,642.53

Project Precedents

Judson Mill

Project Stats:

Location: Greenville, SC

Site: 36 Acres

Size: 850,000 sf

Program: Mixed-Use

Budget: \$100 Million (Initial Phases)

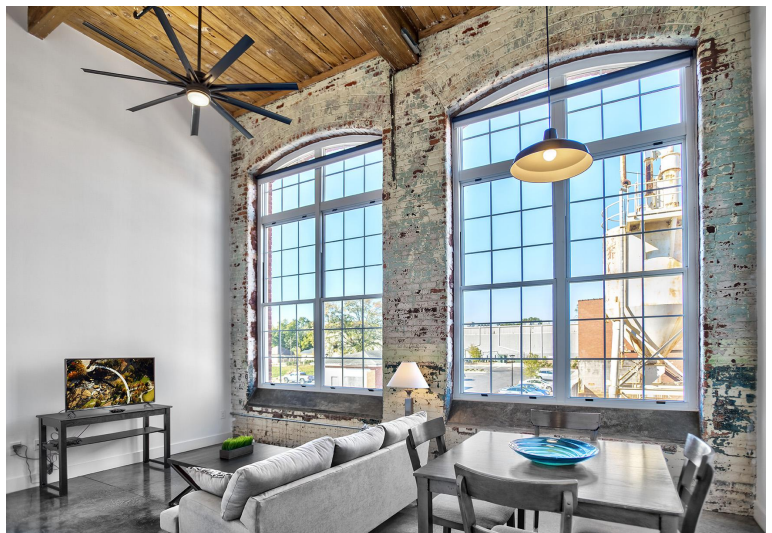
Incentives used: NMTC, HTC

Judson Mill opened in March 1912 and like most Greenville mills, produced textiles. The history of the mill is marked by a deep sense of community & pride. Mill workers both lived & worked in the community, with everything they needed nearby, like gardens, schools, & even a street car stop.

The Mill was renovated into a mixed-use district. The project created 197 new jobs and added more than \$75 million to the city's tax base. Through many strategic community partnerships and sustainable design, the developers also addressed the neighborhood's need for additional housing, access to food, and workspaces for nonprofits and mission-driven startups. In addition, they prioritized reducing the mill's carbon footprint by employing selective demolition and reusing the facility's original brick, steel, and heavy timber construction.

Feed & Seed Co. is a non-profit organization and community food hub that supports local farmers, increases food access, and provides local food to the community through its Food Innovation Hub, which includes a market, cafe, and processing facility.

- 204 Loft-style apartments
- Feed & Seed Food Hub
- A large-capacity concert venue
- 215,000 sf of office, retail, entertainment & recreational space
- 250,000 sf of additional historic structures available for commercial and residential uses
- 12 acres of land for additional development



Precedent Sources:

<https://judsonmilledistrict.com/history/>

<https://www.mcmillanpazdansmith.com/judson-mill-renovation-garners-national-attention/>

<https://triangleconstruction.com/portfolio/judson-mill-lofts/>

Project Precedents

The Parks | Historic Walter Reed Campus

Project Stats:

Location: Washington DC

Site: 67 Acres

Size: 300,000,000 sf

Program: Mixed-Use

Budget: \$700 Million

Incentives used: NMTC, HTC, LIHTC

The Parks at Historic Walter Reed is the adaptive reuse and redevelopment of the historically significant medical campus. Walter Reed was the primary US Army medical center of the 20th Century. The campus was originally built with Georgian-style brick buildings on a north-south axis, serving veterans of the World Wars and victims of the Spanish flu.

The project includes employment, job training, medical care, medical research, a hotel & conference center, a charter school, arts programming, historic interpretation, social services, and a museum. The residences include townhouses, condominiums, apartments, and housing for low-and moderate-income veterans, senior citizens, and other households.

More than 260,000 square feet of commercial space, including a grocery store, was built around a town center that includes a village green, splash fountain, ice rink, band shell, and transit stop. The southern part of the site was maintained as a campus, with two great lawns, an extensive arts park and plaza anchored by a brewery/distillery, outdoor performance opportunities, and community pool. The entire site preserved large trees and walking paths connecting residents to adjacent Rock Creek Park and an interstate network of bike trails.

- 2,100 housing units
- 450,000 sf of medical research
- 20,000 sf of arts / creative
- 100,000 sf of retail
- 325,000 sf of office
- Planned to be net-zero energy by 2030



Precedent Sources:

<https://www.cnu.org/publicsquare/2019/06/04/sustainable-reuse-historic-campus>

<https://theparksdcd.com/>

QR: Neighborhood History Project, The Parks at Walter Reed: <https://www.youtube.com/watch?v=1gNV1W2I-Xc>

Sources + Notes

Sources:

Historic Preservation, Grants & Historic Tax Credits:

Virginia Department of Historic Resources. DHR. (n.d.-b). <https://www.dhr.virginia.gov/>

Virginia Department of Historic Resources. DHR. Historic rehabilitation tax credits. (n.d.). <https://www.dhr.virginia.gov/programs/tax-credits/>

U.S. Department of the Interior. (n.d.-c). Historic Preservation (U.S. National Park Service). National Parks Service. <https://www.nps.gov/subjects/historicpreservation/index.htm>

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U.S. Department of the Interior. (n.d.). Historic Preservation Fund. National Parks Service. <https://www.nps.gov/subjects/historicpreservation/historic-preservation-fund.htm>

Environmental Protection Agency. (n.d.-b). Smart Growth and Preservation of Existing and Historic Buildings. EPA. <https://www.epa.gov/smartgrowth/smart-growth-and-preservation-existing-and-historic-buildings>

Virginia Intermont History:

SMITH, M. L. (2016). Virginia Intermont College: One Hundred & thirty years. EISENBRAUNS.

Virginia Historic Landmarks Commission Staff. "Virginia Intermont College." National Register of Historic Places nomination file, October 4, 1984. Virginia historic landmarks commission, Richmond, Va.

Middle Housing:

Home - missing Middle Housing. Missing Middle Housing -. (2025, August 26). <https://missingmiddlehousing.com/>

Additional Image Sources:

New Market Tax Credits + Map:

NMTC mapping tool | novogradac. (n.d.).

<https://www.novoco.com/resource-centers/new-markets-tax-credits/nmtc-mapping-tool>

PolicyMap. (n.d.).

<https://www.policymap.com/embed/widget/117/4D2AFE10710D41918F180775F0A353F2>

Fire:

(WCYB), K. A. (2024, December 22). Alumni mourn loss of Virginia Intermont College as fire consumes iconic Bristol Campus. WCYB.

<https://wcyb.com/news/local/alumni-mourn-loss-of-virginia-intermont-college-as-fire-consumes-iconic-bristol-campus>

Sources + Notes

Terms + Abbreviations

Abbreviations:

DHR: Department of Historic Resources (Virginia's SHPO)

HTC: Historic Tax Credits

HPF: Historic Preservation Fund

LIHTC: Low Income Housing Tax Credits

MF: Multi-Family

NMTC: New Market Tax Credits

NPS: National Park Service

NRHP: National Register of Historic Places

PIF: Preliminary Information Form

SHPO: State Historic Preservation Office

VI: Nickname, shorthand for Virginia Intermont

Terms:

Highest and Best Use: is the most profitable, legal, physically possible, and financially feasible use of a property that results in the greatest value for its owner

Middle Housing: refers to residential buildings with two or more units that are compatible in scale, form, and character with single-family houses. This type of housing fills the gap between single-family homes and larger apartment buildings. Common examples include duplexes, triplexes, fourplexes, townhouses, cottage housing, and courtyard apartments. Middle housing offers more diverse housing options, increases density, and helps create walkable communities without the appearance of large apartment complexes.

Missing Middle Housing: refers to a lack of medium-density housing in the US. This was largely due to the change in zoning codes in the mid-20th century which segregated land uses and no longer allowed middle housing types in single family zoning.

Subject Property: refers to the parcels and buildings previously owned by Virginia Intermont College and currently owned by U.S. Magis as of September 2025.

VLR-8/21/84

NRHP-10/04/84

NPS Form 10-900
(3-82)OMB No. 1024-0018
Exp. 10-31-84**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic VIRGINIA INTERMONT COLLEGE (PREFERRED) (VHLC FILE #102-14)

and/or common N/A

2. Location

street & number Moore and Harmeling streets

N/A not for publication

city, town Bristol

N/A vicinity of

state Virginia

code 51

county (city)

code 520

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Virginia Intermont College

street & number Moore & Harmeling streets

city, town Bristol

N/A vicinity of

state Virginia 24201

5. Location of Legal Description

courthouse, registry of deeds, etc. Bristol City Hall

street & number N/A

city, town Bristol

state Virginia 24201

6. Representation in Existing Surveys

title None to date

has this property been determined eligible? ☐ yes ☒ no

date N/A

N/A ☐ federal ☐ state ☐ county ☐ local

depository for survey records N/A

city, town N/A

state N/A

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Located on a hill at Moore and Harmeling streets in Bristol, the five-acre Virginia Intermont College campus overlooks the town's central business district. The campus contains four structures of historical significance: East Hall, the Main Building, Hodges Hall, and the Gymnasium. All are brick structures. The Main Building is designed in a aggressively eclectic style which relies heavily on Romanesque, Shavian, and Queen Anne motifs. East and Hodges halls, while sympathetic in design to Main are less exuberant expressions of their age. The Gymnasium is more utilitarian in design.

ARCHITECTURAL ANALYSIS

Since there are four structures to be considered, the Main Building will be described first followed by the ancillary buildings.

The Main Building

Roughly shaped in plan, the Main Building can be divided into four parts: an administration wing south of the major facade (south), a central pavilion with tower, a dining wing to the west, and a chapel wing to the east.

The administration wing (no longer used as such) is a four-story mass whose rounded southern corners form two turrets of uneven heights which project from the hipped roof. Appended to this mass is an early 20th-century brick, arched porch whose concrete and brick stairs provide access to the building.

The ground floor of the main facade of the structure is three bays wide with a central trabeated doorway, flanked by hood-molded arched windows. At the second floor this relationship reverses and the central door, which opens onto a three-bay balcony, is arched, while the flanking windows are trabeated. At this level a molded brick string course girds the building while giant consoles, which support a wooden balcony that extends from the central bay on the next floor, begin at this level. At the third floor, arched windows with hood molds flank the orb pendants of a pair of bartizans which project upward two stories to terminate in ball finials. At the fourth floor level, all openings are trabeated and a corbeled brick entablature is topped by a slightly projecting cornice of wood below a hipped roof. At the level of this cornice, a brick-faced, gabled dormer corbels out of the building, flanked by the aforementioned bartizans. A hood-molded, triple-arched window opening spans between the bartizans. Atop this opening is checkerwork masonry surmounted by a brick string course. Wooden louvres top the masonry to the ridge of the gable. The east and west elevations of this projecting pavilion are rather sedate, merely continuing the string courses and fenestration patterns around the building and lacking the bold drama of the dormer windows.

The central pavilion of the structure is axially symmetrical about the central tower atop its hipped roof. The entire southern facade was once swathed in a

(See Continuation Sheet #1)

8. Significance

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400-1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500-1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	..... military	..... social/
..... 1700-1799	..... art	..... engineering	..... music	..... humanitarian
<input checked="" type="checkbox"/> 1800-1899	..... commerce	..... exploration/settlement	..... philosophy	..... theater
..... 1900-	..... communications	..... industry	..... politics/government	..... transportation
		..... invention		..... other (specify)

Specific dates 1891 Builder/Architect Walter P. Tinsley

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Founded in 1884 to meet the demands of local Baptists for women's education in Southwest Virginia, Virginia Intermont represents one of the earliest efforts to ameliorate the quality of women's education in this area of the state. The Main Building, constructed when the school moved from Glade Spring, Virginia to Bristol, and designed by W.P. Tinsley, reflects the aggressive eclecticism of its age. Encompassing a multitude of functions under one roof, the building's plan reflects normative 19th-century academic planning. Elements of the exterior decoration are vaguely Shavian and vaguely Romanesque, while the interior reflects the late influence of the Eastlake mode in Southwest Virginia.

HISTORICAL BACKGROUND

In the late 19th century, Southwest Virginia was considered a missionary territory by the Baptists of eastern Virginia and by the State Mission Board. There were few, if any, self-supporting Baptist churches in this area at that time. This condition forced the Baptist churches that were close together to form mission fields. The towns of Glade Spring, Greenfield, and Friendship joined together and asked the State Mission Board to recommend someone to take charge of the field and to assist them financially in the support of a pastor.

The State Mission Board recommended the Reverend J.R. Harrison, and in the early 1880s he, with his wife and four children, moved to the town of Glade Spring to become pastor of this field. Mr. Harrison had previously visited Hollins Institute, now Hollins College, and he was much impressed with the great work for the higher education of women being done at that institution. He was eager to establish a women's school along similar lines in this section of the state.

The Baptist Association of Virginia was already quite active in the field of women's education. Besides Hollins Institute, the Association operated ten other women's schools. In 1884 the Association's Committee on Education clearly stated the denomination's pedagogical goals in the following statement:

We desire to assert...our...conviction of the importance of and value of education to the promotion of which we are committed by our traditions. We favor enlargement of the means and facilities of sound Christian education, so that its benefits and blessings may be more universally diffused among the people. ...The Children of our people should be placed under such influences as foster and strengthen the Christian and denominational associations and ties.¹

(See Continuation Sheet #3)

9. Major Bibliographical References (See Continuation Sheet #6)

Bulletin of Southwest Virginia Institute, 1894, 1976.
Cooke, E.C. Virginia Intermont College. Bristol: Virginia Intermont, 1976.
Minutes of the Virginia Baptist General Association, 1884-93. Richmond, VA.
Reuben, E.A. A History of Baptists in Virginia. Richmond: Virginia Baptist General Association
1973.

10. Geographical Data

Acreage of nominated property Approx. 5 acres

Quadrangle name Bristol, TN-VA

Quadrangle scale 1:24000

UTM References

A

1	7	3	9	4	7	8	0	4	0	5	1	5	0	0
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Zone Easting Northing

B

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Zone Easting Northing

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Verbal boundary description and justification Virginia Intermont College is bounded on the N by Lester St., on the E by Russell St., on the S by Harmeling St., and on the W by Moore St. The nominated property consists of five acres of an approximately twelve-acre tract. (See Continuation Sheet #6)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

11. Form Prepared By

name/title VIRGINIA HISTORIC LANDMARKS COMMISSION STAFF

organization VIRGINIA HISTORIC LANDMARKS COMMISSION date August 1984

street & number 221 Governor Street telephone (804) 786-3144

city or town Richmond state Virginia 23219

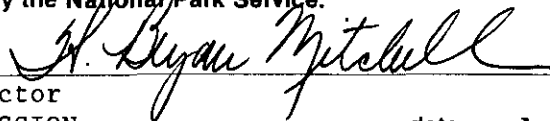
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



H. Bryan Mitchell, Executive Director
title VIRGINIA HISTORIC LANDMARKS COMMISSION

date August 21, 1984

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

EXP. 10/31/84

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

VIRGINIA INTERMONT COLLEGE, BRISTOL, VA

Continuation sheet #1

Item number 7

Page 1

7. DESCRIPTION -- Architectural Analysis

two-story Eastlake-style porch. This decorative element has been removed, so that one is presented with four stories of twelve bays of evenly spaced double-hung windows. The method of spanning the openings alternated by story between hood-molded arched openings and trabeated openings spanned by jack arches. On the fourth floor the orbed terminations of each pair of ball-finialed and annulated bartizans frame the central bay of each side of the pavilion, creating a caesura in the corbeled and projecting cornices which otherwise gird the entire building. In a space thus created is inserted a dormer window of the same configuration as the one on the administration wing of the Main Building. At the corners of the central pavilion, there remains a corbeled square block, the remnant of small square bartizans that were originally placed on each corner of the building.

Crowning the hipped roof, the central tower completes the composition of the central pavilion. Extensively remodeled in the 1970s, it is now a shadow of its former High Victorian Gothic self. It currently consists of a rectangular base with louvered openings which supports a extremely steep, vaguely Victorian roof.

The east, or Chapel wing, repeats the motifs established on the administration wing. Slightly lower in height than the rest of the building, the two-story bay structure is fenestrated by paired round-arched openings with hood molds, which are almost Gothic in form and continue around the building. It is entered through a more recent brick arched porch. A string course of terra cotta units molded in foliate forms circles the eastern wing above the ground floor. The second floor windows lack the verticality of their first-floor counterparts and are interrupted in the central bay by the now familiar bartizan-flanked dormer. In this instance, however, an inset panel of terra cotta elements molded in foliate forms enlivens the lower area of the dormer between the ball-shaped termini of the bartizans. At the cornice level of this wing, the motifs established on the central pavilion are repeated. The West wing, which houses dining and dormitory space, continues the vocabulary established in the central area of the Main Building--the only difference being small gabled dormers added to the East side of the projecting pavilion and a molded brick string course which runs along the south and west facades of the wing and returns on the east and north facades. The east facade of the Chapel wing continues the fenestration pattern and is connected to East Hall by a wooden enclosed walkway at the second level.

The rear (north) elevation of the Main Building retains the pavilion form and and rhythm established on the south facade. The central wing is replaced by a slightly projecting pavilion, and eight simple gabled dormers with louvered openings enliven the already complex hipped roof line. Cornice treatment is continued from the south side and a simple one-story porch is attached at the ground floor.

The interior of the building consists of double loaded corridors housing classrooms or dormitory rooms except for the west and east wings which house a cast-iron columned dining room and a chapel-turned-ballet studio respectively. Wainscoting, stair stringers, and newel posts are designed in an Eastlake manner throughout the building.

(See Continuation Sheet #2)

EXP. 10/31/84

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

VIRGINIA INTERMONT COLLEGE, BRISTOL, VA

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date entered

Continuation sheet #2

Item number 7

Page 2

7. DESCRIPTION -- Architectural AnalysisGymnasium

The gym and pool building is a simple two-story, multi-bay, hipped-roofed structure whose bays are defined by limestone-capped pilasters. The five-bay front (west) facade contains five doors on the ground floor which are topped by fixed multi-paned sash above. The side elevation continues the pilaster treatment with windows filling each bay on the second floor. The interior consists of a large gymnasium and pool.

Hodges Hall

At the western side of the campus is Hodges Hall. Built in 1927 the nine-bay building was intended to blend in with the eclectic style of the Main Building. At the ground level on the western facade, the building is articulated by large jack arch windows flanking a stone segmental-arched doorway. The ascendant chambranles are articulated as a pair of carved pilasters which extend above the door and are topped by ball finials. Above the arch of the doorway, the transverse chambranle projects outward with a beak molding containing foliated modillions.

Above the molding, stone tumbling courses pitch backward to the brick wall. A stone string course separates the ground floor from the next two stories, whose bays are expressed by single and paired arched double-hung windows with hood molds. A string course which unites the sills of the fourth floor girds the entire building. Above the central bay of the west facade the gable motif of the Main Building is repeated and interrupts the projecting cornice and corbeled entablature of the hipped roof. The four-bay north and south facades follow the same general pattern as the western facade with the exception that, on the north facade, a brick arcade connects Hodges Hall to the Main Building. On the east facade of Hodges Hall, the elevation lacks the central dormer motif and it is replaced at the roof level by three gabled dormers evenly spaced along the hipped roof. The interior consists of double loaded corridors leading to classrooms and dormitory spaces.

East Hall

East Hall is a five-and-one-story structure containing offices and classroom space. Its massing roof line and decorative elements were clearly intended as subdued adjuncts to the Main Building. The hip-roofed East Hall is massed as two slightly projecting end pavilions connected by a central area. The building is situated at the military crest of the hill and so the basement is partly exposed to the east. Paired double-hung windows provide the only fenestration at the basement level. This level is separated from the ground level by a stone string course which extends along the east, west, and south sides of the building. At the ground level, the fenestration is arcuate and incorporates carved stone keystones as decorative elements. These arches were later filled in and now contain simple pairs of standard sash double-hung windows.

(See Continuation Sheet #3)

United States Department of the Interior
National Park Service

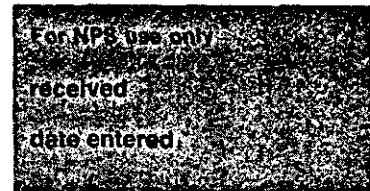
**National Register of Historic Places
Inventory—Nomination Form**

VIRGINIA INTERMONT COLLEGE, BRISTOL, VA

Continuation sheet #3

Item number 7

Page 3



7. DESCRIPTION -- Architectural Analysis

In the central area of the building, a five-bay arched brick porch with molded keystones, stone string course, and brick parapet with stone coping enlivens the facade. Entry to the ground level is provided by brick stairs on the east and west sides of the porch. The ground floor is further enlivened by lozenge-shaped decorative elements placed below the sill of the windows and in the arch spandrels.

The second through fourth floors are treated in a rather planar manner with the windows providing relief through their alternating A, B, A rhythm on the end pavilions and a 3, 1, 3 rhythm in the central area. At the level of the window heads of the second floor, a brick string course surrounds the building. At the eave of the roof is a heavy projecting cornice surmounting a brick string course. This cornice is interrupted in the central bay of each pavilion by a brick gabled dormer whose fenestration, in the form of a serliana, continues the wall line upwards. Over the central area, two small gabled dormers protrude from the roof. They are filled with paired double-hung windows.

The east and west elevations continue the same general pattern of the south facade with filled arched openings on the main level, alternating single and paired double-hung windows on the second through fourth floors, and a gabled dormer rising above the cornice in the central bay of the facade. The west facade differs from the east in the addition of a wooden walkway to the Main Building at the second-floor level. The north facade of the building, save for the subtraction of a porch and the addition of fire escapes at each end, is a mirror image of the south facade. The interior of East Hall is quite simple. The basement and ground floors house offices and common rooms, while the upper floors contain classrooms.

SMB

8. SIGNIFICANCE -- Historical Background

The majority of people in this section of Virginia were not sympathetic to, and some were actually opposed to, higher education for women. The general public sentiment was that a public school education was sufficient for women, and that to give them an education equal to that of men would destroy the home, because women would enter the work force and neglect their homes.

In 1882, after waging a successful campaign to prohibit the sale of whiskey in the town of Glade Spring, Harrison decided to establish his school there, and arranged for the purchase of land across from the Glade Spring Baptist Church. The first name given to the school was Southwest Virginia Female Institute. It opened its doors in the fall of 1884 with three teachers, thirteen boarding students and a number of day students. The first president of the school was Allison Hutton, a graduate of Emory and Henry College. In 1885 the Baptist General Association minutes recorded that the Southwest Virginia Institute had "come into being to meet the pressing demand for female higher education among Baptists in that section of the state." 2

(See Continuation Sheet #4)

EXP. 10/31/84

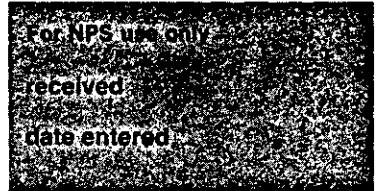
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

VIRGINIA INTERMONT COLLEGE, BRISTOL, VA

Continuation sheet #4

Item number 8

Page 2

8. SIGNIFICANCE -- Historical Background

By 1889 the school had outgrown its facilities at Glade Spring, although a three-story building had been added. Land needed for expansion not being available at Glade Spring, the Board of Trustees began to search elsewhere for a more suitable location, and they chose the present location at Bristol, Virginia. Aside from the fact that the climate of Bristol resembled that of the health resort of Asheville, North Carolina, and was believed to have curative powers, no clear reasons were given for the school's removal to a location further west. The Trustees purchased the site overlooking the city of Bristol for \$7,000 and budgeted \$50,000 for new facilities. In the fall of 1891 the school was moved from Glade Spring to the new academic complex at Bristol, which included the present Main Building, Dining Hall and Chapel, as well as the Conservatory of Music (later destroyed).

The Main Building, although somewhat altered at the tower and corners, remains an exuberant expression of a combination of several modes. It is vaguely Romanesque in its use of hood molds, turrets, and bartizans flanking the dormers but the checkerwork and terra cotta elements are decidedly Shavian in character. The construction date of 1890 is consistent with such aggressive eclecticism.

Walter P. Tinsley, the architect, began his practice in Knox County, Tennessee, producing the Knox County Courthouse (1884-89). In 1885 he left Tennessee for Lynchburg, Virginia, where he designed several frame residences and a school. Tinsley was instrumental in the formation of the Southern Chapter of the American Institute of Architects and was elected the chapter's first secretary and treasurer. Upon completion of his work at Virginia Intermont, he gave up his architectural career to become a Baptist minister.

S.D. Jones, a son-in-law of the founder of the school, served as its president until 1898, when he resigned and moved to Atlanta, Georgia. The loss of Mr. Jones to the school was unfortunate. During the next four years, the school had four presidents and its indebtedness grew to such proportions that a court decreed its sale at public auction. In order to save the school as a Baptist institution, five leading citizens of Bristol formed a corporation in June 1902 for the express purpose of buying the school. This corporation purchased the school for \$2,756 in cash and assumed its mortgage.

At this time the name of the school was changed from Southwest Virginia Institute to Virginia Institute, or V.I. A committee of the Trustees was appointed to secure a president for the school. This committee invited Dr. John T. Henderson, who was then president of Carson-Newman College of Jefferson City, Tennessee, to become its president, and some members of the committee went to Jefferson City to interview him. When they arrived, they found Dr. Henderson convalescing from smallpox. Because of his illness they did not go into his home, but talked to him from the street. Dr. Henderson accepted the position and moved to Bristol in June 1903, to take charge of the school.

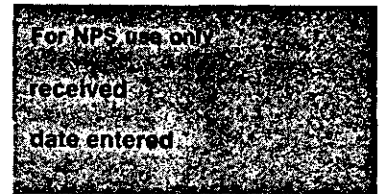
During the summer of 1903, Dr. Henderson traveled throughout Southwest Virginia presenting the merits of V.I., and secured the promises of a large number of girls for the fall session. At that time no formal registrations were taken, and he had

EXP. 10/31/84

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

VIRGINIA INTERMONT COLLEGE, BRISTOL, VA



Continuation sheet #5

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Page 3

8. SIGNIFICANCE -- Historical Background

only promises. As the time for the opening of the school approached, Dr. Henderson was fearful that the girls would not come. He knew that a great crowd of Bristol people would be at the railway station on the opening day to see how many girls came, and in order to save himself embarrassment, he asked that the train be stopped at the Moore Street crossing to let the girls off. This the railroad officials did, and a great number of girls arrived that day. After the arrival of so many out-of-town girls, quite a few Bristol girls were enrolled as day students.

In 1910 Dr. Henderson thought that the time had come when the school should be changed from institute to college. At the last faculty meeting in the spring, Dr. Henderson asked that the teachers who would be returning keep the change in mind and suggest names which they thought would be appropriate for the school. A new name suggested by a professor, Virginia Intermont College, was unanimously adopted.

Dr. Henderson served as president for eleven years, resigning in 1914, and Dr. H.G. Noffsinger succeeded him. Dr. Noffsinger served as president of the school for thirty-one years, and under his efficient administration, the mortgage indebtedness of the school was liquidated, and the following buildings erected: the Library (1940), East Hall (ca. 1925), Hodges Science Hall (1928), Edwards Infirmary (destroyed), the Swimming Pool and Gymnasium (ca. 1935). Hodges Hall, East Hall, and the Gymnasium were all built in a style sympathetic to that of the Main Building.

At the inception of Dr. Noffsinger's administration, the school was changed from a senior to a junior college. The progress of the school during these years was due largely to Dr. Noffsinger's untiring efforts and zeal for its welfare. At the time he came to the school it was very much in debt, and when he resigned it was entirely free from debt and possessed an endowment of \$600,000.

The school has continued in good health. Since 1955 several more buildings have been built on the campus: a Student Center (1959), Fine Arts Center (1961), Science Building (1963), and Memorial Hall (1975). In the early 1970s the school abandoned its high school curriculum and then graduated its first four-year class since 1914 in 1972. The school has also abandoned its single sex status and now accepts men into its programs.

SMB/SWE

¹Minutes of the Virginia General Baptist Association Annual Meeting, 1884, p. 31.

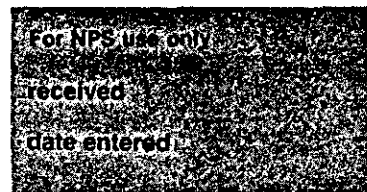
²Minutes of the Virginia General Baptist Association Annual Meeting, 1885, p. 46.

EXP. 10/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

VIRGINIA INTERMONT COLLEGE, BRISTOL, VA



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9. MAJOR BIBLIOGRAPHICAL REFERENCES

"Virginia Intermont College." Bristol Herald Courier, 1 September 1983, pp. 2-24.

10. GEOGRAPHICAL DATA -- Boundary Justification

Boundary Justification: The bounds are drawn to include four structures: East Hall, Main Building, Hodges Hall, and the Gymnasium.

DATES
BY AUTHORITY

ES BRANCH
000 FEET
6 (NW) 4557 N NW

WYTHEVILLE TO NH
ABINGDON 12 MI

BRISTOL QUADRANGLE

TENNESSEE-VIRGINIA

7.5 MINUTE SERIES (TOPOGRAPHIC)

206 SW

4557 II NE
(WYNDALE 206-NE)

82°07'30"

36°37'30"

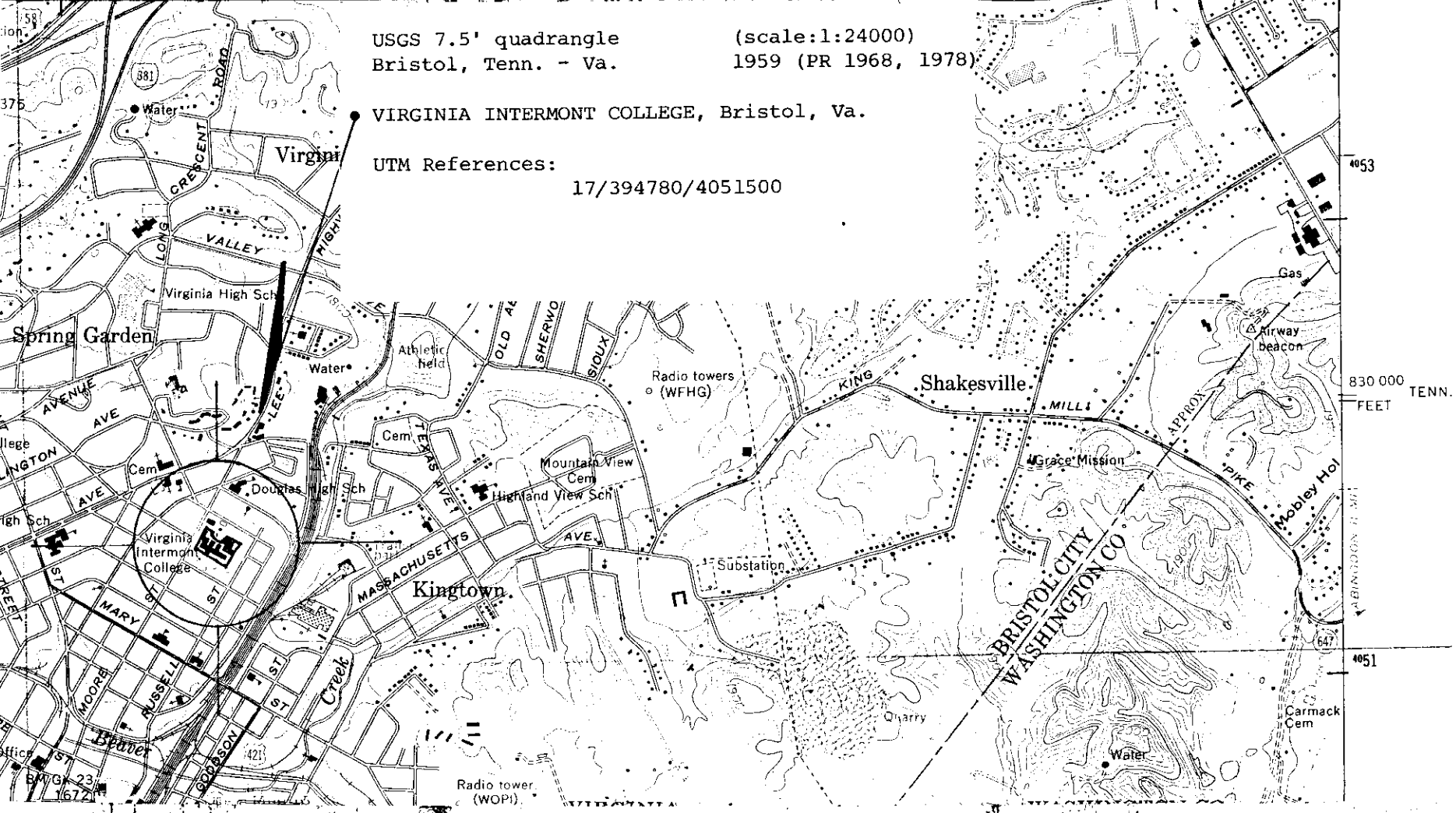
USGS 7.5' quadrangle
Bristol, Tenn. - Va.

(scale:1:24000)
1959 (PR 1968, 1978)

VIRGINIA INTERMONT COLLEGE, Bristol, Va.

UTM References:

17/394780/4051500



Property Information

Property Names

Name Explanation
Current Name

Name
Virginia Intermont College Historic District
boundary increase

Property Evaluation Status

This Property is associated with the Virginia Intermont College
Historic District .

Property Addresses

Current - Moore Street
Alternate - Russell Street
Alternate - Lester Street
Alternate - Buchanan Street

County/Independent City(s): Bristol (Ind. City)

Incorporated Town(s): No Data

Zip Code(s): 24201

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): BRISTOL

Additional Property Information

Architecture Setting: Town

Acreage: No Data

Site Description:

November 2024: The Virginia Intermont College HD Boundary Increase would extend the district boundary to Buchanan Street to the south, Russell St. to the east, Lester St. to the north, and includes resources on the west side of Moore St. between Ann St. to the west, Buckner St. to the south, and Oakview Ave. to the north. The new boundary corresponds to the former college's land holdings and includes only resources that were, at one time, associated with the college's operations.

Surveyor Assessment:

November 2024: The Virginia Intermont College HD Boundary Increase is recommended eligible at the local level of significance under Criterion A in the area of Education and Criterion C in the area of Architecture. The district includes Art Deco, Craftsman Bungalow, Moderne, Mid-century Modern, and Post-Modern influenced architectural resources that were part of campus when the college closed in 2014. Although the buildings have been vacant and largely neglected for a decade, they have not been modified or destroyed, and the campus layout has not changed.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category
Private

Ownership Entity
No Data

Primary Resource Information

Resource Category: Other

Resource Type: Historic District

NR Resource Type: District

Date of Construction: ca 1920

Date Source: Written Data

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Architecture/Community Planning, Education, Recreation/Arts, Religion

Other ID Number: No Data

Architectural Style: Mixed (more than 3 styles from different periods, 0)

Form: No Data

Number of Stories: No Data

Condition: Good

Threats to Resource: Demolition, Development, Neglect, Vacant

Cultural Affiliations: African American, Euro-American

Cultural Affiliation Details: *No Data*

Architectural Description:

November 2024: Within the historic district expansion area are approximately 15 buildings built after ca. 1920 including, on the 1000 block of Moore St. (west side), the brick mid-century modern Worrell Fine Arts Center; the three-story flat-roofed brick Humanities Building, which has an Art Deco-style projecting entrance pavilion; and the Craftsman Bungalow-style college president's house, an unusually large example of a bungalow. Across Intermont St. to the south is a one-story front-gabled frame house with a cutaway front-corner porch that is denoted on a campus map as a campus building. On a triangular lot between Oakview Ave., Moore St and Lester St. is the brick Blevins Building, likely built late in the 20th century or early 21st century. It appears vacant and partially covered by creeping vines. On the east side of campus and west side of Russell St. is the seven-story modern Intermont Hall, a dormitory likely built around 1970; and to the north of Intermont Hall, on the west side of Russell St. is a small, frame bungalow between two paved parking lots. The J.F. Hicks Library, Science Building, and gymnasium at the north end of campus are all later buildings that should also be considered as potentially contributing buildings to the district boundary increase. Lastly, centrally located on campus, south of the existing historic district and its Main Hall (Administration Building) is Harrison-Jones Memorial Hall, flanked by an outdoor amphitheater to the east. A sign on the large, flat-roofed, ca. 1980s brick building reads: BRISTOL HALL AUDITORIUM.

Secondary Resource Information

Historic District Information

Historic District Name: Virginia Intermont College Historic District

Local Historic District Name: *No Data*

Historic District Significance: Virginia Intermont College was founded in 1884 to meet the demands of local Baptists to have higher education available to the women of the Bristol region. The school began in Washington County's Glade Spring, as the Southwest Virginia Female Institute under the guidance of the Rev. J. R. Harrison. The massive main building, constructed following the relocation of the institution to Bristol in 1891, was designed by Walter P. Tinsley. With its blending of Queen Anne and Romanesque references, this architectural landmark displays the aggressive eclecticism of the era. Contrived to accommodate a number of functions under one roof, the building's plan reflects normative 19th-century academic planning. Upon completion of the work, Tinsley retired from practice and became a Baptist minister. Open to both sexes in the 1970s, Virginia Intermont College continued to grow until the early 2000s, closing in 2014.

CRM Events

Event Type: Other

Project Review File Number: *No Data*

Investigator: Mike Pulice

Organization/Company: DHR

Photographic Media: Digital

Survey Date: 11/18/2024

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Documentation by DHR Western Region architectural historian Michael J. Pulice; recommended update to the 1984 Virginia Intermont College Historic District boundary.

Note: No new photographs were taken of the campus at the time that this increase is being added to the DHR inventory; this new record has been completed based on photographs taken by Mike Pulice during a site visit to the Virginia Intermont College campus in 2010, and augmented by 2024 Google street view imagery. See digital images connected to the 102-0014 record to view those earlier photographs.

The Virginia Intermont College Historic District (102-0014), listed in the registers in 1984, included only the central, original portion of the campus and omitted buildings that gained significance well after the college's establishment. A boundary increase is needed to bring them into the district.

Most of the proposed Virginia Intermont College Historic District boundary increase is within the Bristol-Goodson Historic District (102-0008) a residential area determined eligible in 1989, but never listed. Adjoining the proposed Virginia Intermont College Historic District boundary increase, directly to the south, is the Virginia Hill Historic District (102-5016), which was listed in 2002.

Period Of Significance:

c. 1920 - c. 1975

Level of Significance:

Local

Surveyor's NR Criteria Recommendations:

A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data